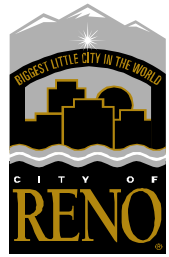


Wells Avenue Neighborhood Plan Summary



July 18, 2007



An Element of the City of Reno Master Plan



Wells Avenue Neighborhood Plan
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The Draft Wells Avenue Neighborhood Plan is complete!

How was the Wells Avenue Neighborhood Plan (WANP) developed?

The WANP was developed through an extensive neighborhood outreach process that began in August 2006 and included 4 neighborhood workshops and 2 focused meetings with the Neighborhood Working Group.

What is the purpose of the WANP?

The WANP establishes a vision for the neighborhood based on extensive input from residents, property and business owners, and other stakeholders. The vision is accompanied by specific goals and policies in the following categories:

- Neighborhood Stability and Character
- Mixed-Use Corridors
- Community Health and Safety
- Parks, Recreation, Arts, and Cultural Resources
- Circulation and Access

These categories were developed in response to issues identified by residents, business and property owners in the early stages of the process. The WANP supplements the citywide Master Plan and will be used by city staff, elected officials, and the neighborhood in making future decisions within the neighborhood.

How will the WANP be implemented?

The WANP contains a detailed Action Plan to guide its implementation. The Action Plan establishes a policy-by-policy strategy for implementation, identifying the type of action required, a general level of priority, and the parties that will be responsible. The following types of actions are identified:

- *R – Regulatory*, requiring amendments to the City's development regulations.
- *PD – Policy Decisions*, to be implemented during day-to-day policy decisions by staff, Planning Commission, and City Council.
- *PR – Programs*, to be implemented by new or ongoing programs needed to carry out the goals of the Plan.



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What Priority Actions are identified by the Action Plan?

The Action Plan identifies three priority actions:

1) Align Zoning with Neighborhood Vision

Many of the goals and policies contained in the plan are focused on the neighborhood's desire to ensure that the quality and character of future infill and redevelopment and renovations are compatible with the neighborhood. Therefore, it is recommended that these goals and policies be implemented through the creation of an overlay zoning district for the Wells Avenue Neighborhood. The overlay district will be brought forward at the same time as the draft plan for adoption.

2) Establish and Maintain a List of Priority Projects for Neighborhood Advisory Board Funding

Each of the City's Neighborhood Advisory Boards is awarded \$60,000 annually to devote to projects within the neighborhood. Many of the recommended actions contained within this Chapter will rely on NAB support for implementation. The Action Plan contains a list of projects to be organized in order of priority and presented to the NAB for consideration as funding becomes available. The City will work with the Neighborhood Working Group to prioritize the list of projects provided below and relay it to the NAB for action following the adoption of this plan.

3) Establish a Neighborhood Resource Guide

A number of the concerns expressed by neighborhood residents during the planning process stem from ongoing challenges with code enforcement, graffiti, deferred property maintenance by absentee landlords, and other nuisance complaints. Although these types of concerns are regularly raised and addressed at monthly NAB meetings and information regarding the NAB is posted on the City's website, many residents remain unclear where to go with these types of complaints.

The creation of a Neighborhood Resource Guide is recommended as a means educating residents on current City policy and the potential courses of action that may be appropriate to address a particular issue. In addition, the Neighborhood Resource Guide could serve as means of establishing points of contact for various neighborhood organizations, such as the neighborhood watch group, to highlight volunteer opportunities, as well as to provide information regarding homeownership assistance and other programs available to residents. The Guide should be produced in both English and Spanish and updated annually, or as needed, and distributed to neighborhood residents. It should also be made available at monthly NAB meetings, at local businesses, and in other visible locations.



What will the Overlay District do?

The Overlay District establishes an additional (or alternate) layer of design standards within the Wells Avenue Neighborhood to help implement the policies contained in the WANP. More specifically, its purpose and intent is to:

- Reinforce variations in neighborhood character and identity as articulated in the Wells Avenue Neighborhood Plan;
- Ensure that the character and scale of residential and non-residential infill and redevelopment is compatible with the established neighborhood and with the land use categories designated on the WANP Land Use Framework map;
- Ensure that the rehabilitation and renovation of existing structures within the neighborhood occurs in a manner that is compatible with the established neighborhood; and
- Encourage new investment—through both adaptive reuse and infill and redevelopment—that enhances rather than detracts from the overall character of the neighborhood.

Will the Overlay District apply if I remodel my home or business?

Maybe. The overlay district applies to new development on a vacant site, the redevelopment of a site with existing structures on it, or to *major* renovations of existing homes or businesses. A major renovation is defined as any addition to an existing home or business which adds more than 500 square feet to the total square footage.

What types of modifications to existing zoning does the Draft Overlay District propose?

The Draft Overlay District proposes modifications to current zoning requirements in a variety of categories along with the addition of requirements in several new categories. Key changes are summarized in the table that follows this page.



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Summary of Proposed Overlay District Standards

Land Use Category*	Category-Specific Standards	General Residential Standards	General Standards
SINGLE FAMILY (SF)	<p>PROHIBITED USES</p> <ul style="list-style-type: none">✓ Multi-family, single-family attached/condominium townhouse, single-family zero lot-line, mobile home subdivisions, mini-warehouses. <p>MAXIMUM HEIGHT</p> <ul style="list-style-type: none">✓ 2 stories or 30'. (Reduced from 2 stories or 35') <p>MAXIMUM BUILDING COVERAGE</p> <ul style="list-style-type: none">✓ No more than 20% of the existing lot or 30%, whichever is less.	<p>Not applicable.</p>	<p>RESIDENTIAL PARKING REQUIREMENTS</p> <ul style="list-style-type: none">✓ Modest reduction in the number of residential parking spaces required. <p>ON-STREET PARKING</p> <ul style="list-style-type: none">✓ Up to 50% of required off-street parking may be substituted with on-street parking. <p>BUILDING ORIENTATION</p> <ul style="list-style-type: none">✓ Primary buildings must be oriented towards and accessed from the front yard and street. <p>BUILDING MATERIALS</p> <ul style="list-style-type: none">✓ Development shall incorporate a combination of materials that complements existing homes on the block. <p>PROHIBITED MATERIALS</p> <ul style="list-style-type: none">✓ Sheet metal siding, aluminum or vinyl siding, tilt-up concrete panels, smooth faced concrete block, EIFS (Exterior Insulation and Finish Systems.)
MIXED RESIDENTIAL 14 (MR-14)	<p>PROHIBITED USES</p> <ul style="list-style-type: none">✓ Mobile home parks and subdivisions, and mini-warehouses. <p>MAXIMUM BUILDING COVERAGE</p> <ul style="list-style-type: none">✓ No more than 20% of the existing lot(s) or 45%, whichever is less. <p>MAXIMUM BUILDING HEIGHT</p> <ul style="list-style-type: none">✓ 2 stories or 35'	<p>COMPATIBILITY FINDINGS</p> <ul style="list-style-type: none">✓ New requirements for architectural character requiring selection of compatible elements such as porches, materials, and architectural detailing.✓ Guidelines for renovation of existing homes (windows, materials, architectural detailing) <p>BUILDING MASSING AND FORM</p> <ul style="list-style-type: none">✓ Multi-family buildings required to relate to surrounding homes—providing transitions in height and massing, similar roof pitch, and other techniques. <p>MAXIMUM BUILDING LENGTH</p> <ul style="list-style-type: none">✓ New Multi-family buildings limited to 80' in length (2 lots). <p>GARAGE AND PARKING LOCATION AND DESIGN</p> <ul style="list-style-type: none">✓ No parking within front yard setback.✓ Garages must be oriented towards and accessed from the alley or detached and placed in the rear yard as traditionally found. <p>BUILDING VARIETY</p> <ul style="list-style-type: none">✓ Larger parcels must incorporate a variety of housing types (e.g., duplexes, triplexes, townhomes, apartments.) <p>MAXIMUM BUILDING HEIGHT—ALLEY HOMES</p> <ul style="list-style-type: none">✓ Alley oriented units limited to one story in height.	
MIXED RESIDENTIAL 30 (MR-30)	<p>PROHIBITED USES</p> <ul style="list-style-type: none">✓ Mobile home parks, mini-warehouses, copy center, financial institution, general personal services, general retail or commercial use, laundry drop off/pickup. <p>MAXIMUM BUILDING COVERAGE</p> <ul style="list-style-type: none">✓ No more than 20% of the existing lot(s) or 50%, whichever is less. <p>MAXIMUM BUILDING HEIGHT</p> <ul style="list-style-type: none">✓ Height limited to 3 stories or 35', or 45' with a Special Use Permit (Reduced from 3 stories or 45')		
MIXED USE RESIDENTIAL	<p>MAXIMUM BUILDING HEIGHT</p> <ul style="list-style-type: none">✓ Height limited to 2 stories or 35', (Reduced from 3 stories or 45' for MR-30 zoning and 65' for CC zoning)		



Land Use Category*	Category-Specific Standards	General Residential Standards	General Standards
WELLS AVENUE MIXED-USE (WA-MU)	<p>PROHIBITED USES</p> <ul style="list-style-type: none">✓ Auto repair garage and paint and body shop; auto, truck, and mobile home, RV, boat and trailer sales and rental; building landscape materials/lumber yard; laboratory; indoor gun range; commercial stables or riding academy; motels; food processing/wholesale; mini-warehouse. <p>MAXIMUM BUILDING HEIGHT</p> <ul style="list-style-type: none">✓ Height limited to 3 stories or 45' (Reduced from 65') <p>MAXIMUM BUILDING FOOTPRINT</p> <ul style="list-style-type: none">✓ 30,000 s.f. for a single-use commercial building. <p>BUILDING MASSING AND FORM</p> <ul style="list-style-type: none">✓ Transitions in height and massing required between new and existing development. <p>PEDESTRIAN AMENITIES</p> <ul style="list-style-type: none">✓ Street tree/furniture zone required along with wider sidewalks to allow for outdoor seating and to promote pedestrian activity.✓ 25% of required landscaped area must be devoted to pedestrian amenities such as benches, planters, shade structures, etc. <p>SIGNAGE</p> <ul style="list-style-type: none">✓ General requirements for signage addressing materials, type of signs, preferred signage types, and number of signs per single tenant building. <p>BUILDING TRANSPARENCY</p> <ul style="list-style-type: none">✓ Minimum % of ground floor building façade must be devoted to transparent window openings to create a more inviting environment for pedestrians.	Not applicable.	<p>RESIDENTIAL PARKING REQUIREMENTS</p> <ul style="list-style-type: none">✓ Modest reduction in the number of residential parking spaces required. <p>ON-STREET PARKING</p> <ul style="list-style-type: none">✓ Up to 50% of required off-street parking may be substituted with on-street parking. <p>BUILDING ORIENTATION</p> <ul style="list-style-type: none">✓ Primary buildings must be oriented towards and accessed from the front yard and street. <p>BUILDING MATERIALS</p> <ul style="list-style-type: none">✓ Development shall incorporate a combination of materials that complements existing homes on the block. <p>PROHIBITED MATERIALS</p> <ul style="list-style-type: none">✓ Sheet metal siding, aluminum or vinyl siding, tilt-up concrete panels, smooth faced concrete block, EIFS (Exterior Insulation and Finish Systems.)

*Parcels within the PF and UR/C land use categories will continue to be regulated by existing zoning.



Where will the Draft WANP go from here?

The Draft WANP will be revised as necessary based on feedback received from tonight's meeting and will begin the adoption process.

Will I have another chance to provide feedback?

Once the comment period closes on August 1st, your next opportunity to provide comment will be during the public hearing process. Check the city's website for a schedule of upcoming meetings:

<http://www.cityofreno.com/res/comdev/wells/docs/>



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